

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 4

Property ID: R49205

Property Information

property address: 917 S TEXAS AVE
legal description: WINTER BLOCK 10, LOT 4R
owner name/address: EKLILL HOSSEIN
2001 QUAIL RUN
COLLEGE STATION, TX 77845-3917
full business name: PARS MOTORS
land use category: COMM. RET. type of business: AUTO SHOP
current zoning: C3 occupancy status: OCCUPIED
lot area (square feet): 12589 frontage along Texas Avenue (feet): 76
lot depth (feet): 159 sq. footage of building: 2400
property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards

Improvements

of buildings: 1 building height (feet): 14 # of stories: 1
type of buildings (specify): RETAIL
building/site condition: 5

buildings conform to minimum building setbacks: ☐ yes ☒ no (if no, specify) BLDG IS ON THE REAR PROP. LINE

approximate construction date: 1997 accessible to the public: ☐ yes ☐ no
possible historic resource: ☐ yes ☐ no sidewalks along Texas Avenue: ☐ yes ☐ no
other improvements: ☐ yes ☐ no (specify) _____
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☐ in-use
of signs: 1 type/material of sign: ELECTRIC
overall condition (specify): GOOD
removal of any dilapidated signs suggested? ☐ yes ☒ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☐ yes ☐ no # of available off-street spaces: 41
lot type: ☐ asphalt ☒ concrete ☐ other _____
space sizes: _____ sufficient off-street parking for existing land use: ☐ yes ☐ no
overall condition: OKAY
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 1 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☒ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☒ no meet opposite separation requirements: ☐ yes ☒ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no
comments: _____

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☐ no are dumpsters enclosed: ☐ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☒ no

if not developable to current standards, what could help make this a developable property?

Prop. is on PRR LINE

accessible to alley: ☐ yes ☐ no

Other Comments:
